

Advance Plans Committee

Summary of Meeting

7:35 a.m., February 4, 2010

Attendance

Committee and MAPC Members: David Dennis, Bud Hentzen, Hoyt Hillman, John McKay, M.S. Mitchell, Joe Johnson, Nelson Van Fleet

MAPD staff: Dave Barber, Stephen Banks, Scott Knebel, Scott Wadle

Discussion Summary

1. The Advance Plans Committee approved the summary of the December 17, 2009 Committee meeting.
2. Scott Wadle presented an overview of the Derby/Mulvane Joint Area Plan process, and summarized the draft plan document as currently proposed. Scott described in some detail, the following five phases of the plan development process:
 - Phase I-How Will We Plan?
 - Phase II- Where Are We Now?
 - Phase III-Where Do We Want To Be?
 - Phase IV-How Do We Get There?
 - Phase V- Plan Adoption

The Committee asked how the Plan proposes to control the continued spread of rural large-lot residential development (which limits opportunities for future extension of municipal urban services by either Derby or Mulvane into the Plan area). Wadle indicated that the Plan recommends a change to the Sedgwick County Unified Zoning Ordinance establishing a minimum lot size of 20 acres for any future rural residential lot development in the anticipated urban growth areas of Derby and Mulvane. The Committee also questioned the purpose of the proposed riparian corridors. Wadle replied that the corridor addresses two concerns, limiting unsuitable development within the 100 year floodplain while addressing habitat protection concerns raised by the U.S. Fish and Wildlife Service. Regarding the 2030 Future Land Use Map, some Committee members commented that the accessibility provided by Rock Road will attract more future urbanized growth than currently shown on the proposed map.
3. Scott Knebel presented an update on the Downtown Master Plan process. A Committee member questioned how downtown is being defined for the purposes of this planning initiative. Knebel replied that the boundaries of the WDDC constitute the core area of the plan, supplemented with some adjoining blocks (e.g. portions of Delano). Walk-shop results from December 3-4, 2009 were summarized. Knebel then provided a summary of the housing, office, hotel and retail market findings presented at Plan Workshop held on January 1, 2010. The housing analysis has been the most thorough analysis thus far – it shows a market for 1000 new units in downtown over the next 5-7 years (50/50 rental/for sale unit mix, with 71% young singles/couples, 20% empty nesters and 9% families). Office market findings reveal that Class A rental space is comparatively low (5% vacancy rate) – no new construction in the last 20 years. Downtown hotel market analysis indicates a comparatively high occupancy

rate, with future opportunities for limited service hotels clustered in the convention center area. Knebel outlined the following steps in the plan development process:

- Annual WDDC lecture on February 25th
- Master plan charette on February 27th
- Strategy development the week of April 5th or 17th
- Draft master plan the week of May 17th or 24th;
- Strategic action steps workshop in summer 2010
- Final master plan adoption in October 2010

The Committee questioned how much future public investment is necessary and committed to support future downtown redevelopment. Knebel replied that approximately \$100 million is identified in the City's current 10 year CIP for downtown improvements (this amounts to about 5% of the City's total funds allocated for future capital investments in the City). One Committee member felt that there are some current City ordinances that are counter-productive to downtown redevelopment, while new City ordinances are needed to support future downtown redevelopment. He suggested that the City needs to appoint a citizen's task force to review these ordinance issues and make recommendations for changes. The Committee also recommended that the WDDC take the lead role to champion the implementation of the Downtown Master Plan over the long term (to counterbalance the changing personnel, viewpoints and priorities on the City Council that will inevitably occur in the future).